



• City Manager

City of *Hastings* Michigan

R05-13-A-027

(269) 945-2468
FAX (269) 948-9544

201 E. State Street 49058

November 19, 2012

Environmental Management Support, Inc.

Attn: Mr. Don West

8601 Georgia Avenue, Suite 500

Silver Spring, MD 20910

Phone: 301-589-5318

Re: FY2013 USEPA Brownfields Coalition Assessment Grant Application
City of Hastings, Michigan

Dear Mr. West:

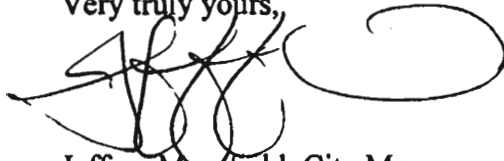
The City of Hastings (the City) is submitting the enclosed application for a USEPA Brownfields Coalition Assessment Grant – \$300,000 for Hazardous Substances. The City, Carlton, Hastings, Irving, Rutland and Thornapple Townships, the Village of Freeport, and the Village of Middleville have formed a coalition (the Coalition) to apply for this Hazardous Substances Assessment Grant. The City will be the grant recipient and serve as the lead community for the Coalition. Upon award of the grant, our Coalition members will develop a binding Memorandum of Agreement to document the site selection process, allocation of funds, and programmatic mechanisms for implementing the grant project.

Our Coalition communities have an existing partnership related to regional land use and economic development, and share a precious natural water resource – the Thornapple River and its many tributaries. We have worked effectively across municipal borders to promote wise land use policy and infrastructure development, and improve access to shared natural resources through planning and initial development of trail systems. By collaborating on economic development issues, we have also created strategies for improving the welfare and fiscal health of the community, which collectively suffers from 12% unemployment and 16% poverty (*State of Michigan Labor Market Information and U.S. Census*). A major component of this community improvement effort is brownfields redevelopment. The Coalition has identified several priority brownfields that require environmental assessment before proposed redevelopment activities can occur. Considering the modest size and limited resources of the individual Coalition communities, successful acquisition and implementation of this Assessment Grant can only occur through our existing partnership.

The following applicant information is provided as specified in the Grant Guidelines:

- a. **Applicant Identification:** City of Hastings, 201 East State Street, Hastings, Michigan 49058-1887; Phone: (269) 945-2468.
- b. **Applicant DUNS number:** 181596735
- c. **Funding Requested:**
 - i. Grant type: Coalition Assessment
 - ii. Amount: \$300,000
 - iii. Contamination: Hazardous Substances
 - iv. Community-wide
- d. **Location:** City of Hastings, Carlton, Hastings, Irving, Rutland and Thornapple Townships, the Village of Freeport, and the Village of Middleville (all located in Barry County, Michigan)
- e. *Not a site-specific proposal*
- f. **Contacts:**
 - i. The Project Director for this project is Mr. John Hart, Community Development Director, who can be contacted at 201 East State Street, Hastings, Michigan 49058; Phone: (269) 945-6001; E-mail: jhart@hastingsmi.org.
 - ii. The highest ranking elected official in the City is Mayor Frank Campbell, who can be contacted at 201 East State Street, Hastings, Michigan 49058-1887; Phone: (269) 945-2468.
- g. **Date Submitted:** November 19, 2012
- h. **Project Period:** Three years
- i. **Population:** The combined population of the Coalition communities is 31,612 (2010 U.S. Census)
- j. **Special Considerations:** The City has budgeted the majority of its Assessment Grant funds for Phase II Environmental Site Assessments (ESAs). The City has also included documentation of its leveraging resources. The Special Considerations Checklist is attached.

Very truly yours,



Jeffrey Mansfield, City Manager
City of Hastings

Attachments: Special Considerations Checklist

Distribution: Ms. Deborah Orr, EPA Region 5 (1 pc)



**FY2013 USEPA BROWNFIELDS HAZARDOUS SUBSTANCES
ASSESSMENT GRANT PROPOSAL
CITY OF HASTINGS COALITION, MICHIGAN**

NARRATIVE PROPOSAL

1. Community Need

The City of Hastings, Carlton, Hastings, Irving, Rutland, and Thornapple Townships, and the Villages of Freeport and Middleville have formed a coalition (the Coalition) to apply for this Hazardous Substances Assessment Grant. The City of Hastings (the City) will be the grant recipient and serve as the lead community for the Coalition. The City's responses to Threshold Criteria are included in Attachment 1, and letters of commitment from Coalition members are included in Attachment 2. A letter of acknowledgment from the Michigan Department of Environmental Quality (MDEQ) is included in Attachment 3.

In 2008, the City of Hastings and Carlton, Hastings, and Rutland Townships formed a Coalition and received a \$200,000 Hazardous Substances Assessment Grant (FY2009). The original Coalition was successful in using those grant funds to conduct environmental assessments on several brownfields, many of which were redeveloped. However, the FY2009 grant funds are depleted and more work needs to be done. The original Coalition partners also recognized the need for brownfields redevelopment in adjacent communities, so the Coalition was expanded to include Irving and Thornapple Townships and the Villages of Freeport and Middleville.

The Coalition region is located in Southwest Michigan and encompasses an area of approximately 182.6 square miles (116,864 acres). The Coalition communities have an existing partnership related to regional land use and economic development, and share a precious natural water resource – the Thornapple River and its many tributaries. The Coalition partners have created strategies for improving the welfare and fiscal health of the community, which is collectively suffering from 12% unemployment and 16% poverty (*State of Michigan Labor Market Information and U.S. Census*). A major component of this community improvement strategy is brownfields redevelopment. Considering the modest size and limited resources of the individual Coalition communities, successful acquisition and implementation of this Assessment Grant can only occur through their existing partnership.

a.i) Health, Welfare, and Environment. The Coalition needs hazardous substances Assessment Grant funding to address the threats brownfields pose to the health and welfare and of its residents and natural resources. Approximately 320 brownfields, totaling over 5,840 acres (5% of the Coalition's land area) are located within Coalition boundaries. Soil and groundwater at these sites is suspected to be impacted with hazardous substances that threaten the wellbeing of nearby sensitive human populations. These contaminants are likely migrating to the Thornapple River and its tributaries, adversely affecting the health of this aquatic resource.

A primary health and welfare concern for the Coalition is the concentration of brownfields within its disproportionately impacted communities and associated negative impacts to residents. The Coalition has identified eight priority brownfields (one site per community) for use of grant funds. Table 1 identifies these brownfields and associated communities, as well as suspected hazardous substances, size, sensitive receptors, and health threats to residents.

Table 1 – Disadvantaged Communities and Impact from Priority Brownfields

Community	Brownfields and Suspected Contaminants	Size (acres)	Sensitive Human and Ecological Receptors
City of Hastings	E.W. Bliss Landfill: <i>Heavy metals, chlorinated solvents, cyanide</i>	28	Schools: <i>Southeastern Elementary School</i> Parks: <i>Second Ward Park</i> Water Bodies: <i>Thornapple River</i>
Health Threats¹	respiratory problems, anemia/bone marrow problems, nerve damage, liver/kidney damage, poor coordination, headaches		

Table 1, continued – Disadvantaged Communities and Impact from Priority Brownfields

Community	Brownfields and Suspected Contaminants	Size (acres)	Sensitive Human and Ecological Receptors
Carlton Township	Mechanic Race Car Shop: <i>Heavy metals, Volatile Organic Compounds (VOCs), Polynuclear Aromatic Hydrocarbons (PAHs)</i>	8	Schools: <i>Rogers School</i> Water Bodies: <i>Little Thornapple River</i>
Hastings Township	Hastings Service Center: <i>VOCs, PAHs, heavy metals</i>	2	Schools: <i>Hastings High School</i> Parks: <i>Fish Hatchery Park</i> Water Bodies: <i>Thornapple River</i>
Irving Township	Bender Products: <i>VOCs, polychlorinated biphenyls (PCBs)</i>	16	Schools: <i>Thornapple Kellogg High School</i> Water Bodies: <i>Thornapple River</i>
Rutland Township	DS Machine Repair: <i>Chlorinated solvents, PAHs, heavy metals</i>	30	Schools: <i>Chidester School</i> Parks: <i>Whispering Waters Park</i> Water Bodies: <i>Thornapple River</i>
Thornapple Township	Farmer's Cooperative: <i>Ammonia, heavy metals, PAHs</i>	8	Schools: <i>Page Elementary School</i> Parks: <i>Spring Park</i> Water Bodies: <i>Bassett Creek</i>
Village of Freeport	Buskirk Lumber Company: <i>Heavy metals, PAHs</i>	40	Schools: <i>Jones School</i> Water Bodies: <i>Coldwater River</i>
Village of Middleville	Former Metaldyne Company: <i>Chlorinated solvents, PAHs, VOCs, heavy metals</i>	5	Schools: <i>McFall Elementary School</i> Water Bodies: <i>Thornapple River</i>
Health Threats¹	respiratory problems, anemia/bone marrow problems, nerve damage, liver/kidney damage, poor coordination, headaches		

¹ Health threats for known contaminants were identified in the NIOSH Pocket Guide to Chemical Hazards (online version).

The Coalition needs Assessment Grant funds to evaluate the nature and extent of contamination at these sites to support redevelopment activities that will reduce the disproportionate impact of these brownfields on nearby residents. Residents are likely being exposed to the contaminants listed in Table 1 via direct contact, inhalation of particulates and vapors, and ingestion because these sites are all located within close proximity to residential neighborhoods, schools, parks, and publicly accessible water bodies.

The remaining 312 brownfields within the Coalition region consist of automotive repair shops, dry cleaners, machine shops, metal scrap yards, foundries, and manufacturing plants. It is suspected these sites have impacted the subsurface with hazardous substances. The majority of these sites have buildings that are aging and likely contain asbestos materials and lead-based paints and, due to their unsecured condition, residents (especially children) can access these structures. Once inside, residents may be exposed to asbestos fibers (known to cause cancer, mesothelioma, and asbestosis) and deteriorated lead-based paints and dust (known to cause neurological damage in children). The adverse health effects associated with these 312 sites are similar to those of the priority brownfields listed in Table 1.

The concentration of brownfields in the Coalition communities and the health data reported below – indicating a link between race, age, income, and health effects – demonstrate a disproportionate impact from brownfields on minorities, children, elderly and low-income Coalition residents. Table 2 illustrates that Coalition communities have higher numbers of low-income, sensitive populations (e.g., minorities, children, and the elderly) than in the surrounding county. These sensitive populations also reside in substandard housing that is located in close proximity or adjacent to the Coalition's priority brownfields.

Table 2 – Disproportionately Impacted Communities

Geographic Area	Minorities	< 5 years	age 65 and above	Below poverty level
Barry County	5% ¹	6% ¹	15% ²	9% ²
City of Hastings	9% ¹	14% ²	23% ²	20% ²
Carlton Township	7% ¹	9% ²	17% ²	15% ²
Hastings Township	8% ¹	8% ²	21% ²	18% ²
Irving Township	5% ¹	7% ²	18% ²	17% ²
Rutland Township	7% ¹	12% ²	15% ²	14% ²
Thornapple Township	6% ¹	11% ²	25% ²	14% ²
Village of Freeport	4% ¹	5% ²	17% ²	20% ²
Village of Middleville	8% ¹	13% ²	14% ²	16% ²

¹U.S. Census 2010; ²2009 American Community Survey

Based on the trends in asthma, cancer, and infant mortality rates in the Coalition communities (see Table 3), it is apparent that minority and sensitive populations are disproportionately impacted by their proximity and exposure to contaminants from brownfields, which represents an environmental justice issue. The prevalence of asthma in adults is higher in the Coalition communities than in the state of Michigan and the United States. A strong correlation exists between race, socioeconomic status, and asthma. African American persons are over four times more likely to be hospitalized for asthma than Caucasian persons, as are children from impoverished areas versus those in high-income areas (*Michigan Department of Community Health, Disparities in Michigan's Asthma Burden, 2010*).

Cancer death rates (age-adjusted death rate per 100,000 population) are also similarly elevated in the Coalition communities. Infant mortality rates per 1,000 for these communities are also substantially higher than those in Michigan and the United States. Residual air pollutants from the Coalition's brownfields are likely contributing to the elevated asthma and cancer rates of minority residents, and negatively impacting the health of expecting mothers. Direct contact or ingestion of contaminated soil particulates in these areas may also be contributing to the elevated cancer rates within the Coalition communities.

Table 3 – Disproportionate Health Effects

Geographic Area	Asthma Prevalence	Cancer Death Rate	Infant Mortality Rate
United States	8.5% ¹	184.0 ³	6.6 ⁴
Michigan	9.5% ¹	192.6 ³	7.4 ⁴
City of Hastings	13.6% ²	211.5 ³	12.9 ⁴
Carlton Township	11.3% ²	207.2 ³	9.8 ⁴
Hastings Township	10.1% ²	197.4 ³	8.7 ⁴
Irving Township	12.9% ²	209.1 ³	10.6 ⁴
Rutland Township	14.7% ²	207.9 ³	13.1 ⁴
Thornapple Township	11.8% ²	205.3 ³	9.1 ⁴
Village of Freeport	9.1% ²	196.4 ³	7.7 ⁴
Village of Middleville	12.3% ²	210.1 ³	11.5 ⁴

¹American Lung Association, Trends in Asthma Morbidity and Mortality, 2010; ²Health Indicators and Risk Estimates by Community Health Assessment Geographic Area and Local Health Departments, 2000-2010; ³National Cancer Institute, State Cancer Profile, 2005-2010; ⁴Michigan Department of Community Health, 2010

The Michigan Department of Community Health has indicated that elevated blood-lead levels in children are rising in the Coalition region. Young children living in the Coalition communities are more likely to be exposed to lead particulates from older buildings on brownfields and aging residential structures. Some of the highest numbers of older housing units (constructed before 1978) are located in the Coalition communities, and are suspected of containing lead-based paint hazards.

Another health and welfare concern for the Coalition is the adverse impact of priority brownfields on its natural resources (e.g. surface water, parks, and groundwater). Each of the Coalition's priority brownfields are either situated on the banks of the Thornapple River and its tributaries and/or near a park. For example, the E.W. Bliss Landfill priority brownfield in the City of Hastings is situated along the banks of the Thornapple River and near Second Ward Park, which is frequented by nearby elderly residents. The nature and extent of contamination (e.g., heavy metals, solvents, cyanide) from the E.W. Bliss Landfill site entering the river and parkland via stormwater runoff and groundwater discharge remains unknown. As a result, the health of the river and parkland (and ultimately elderly visitors) is threatened by this site.

Another priority brownfield threatening the Coalition's natural resources is the former Farmer's Cooperative site in Thornapple Township, where the largest concentration of the Coalition's elderly population resides. This site is located adjacent to Bassett Creek and near Page Elementary School. The Coalition is currently unable to redevelop this site or adjacent properties due to concerns regarding the unknown extent (on-site and off-site) of hazardous substances in groundwater released at this site. Finally, a priority brownfield negatively impacting the Coalition's groundwater supply is the former DS Machine Repair site in Rutland Township. Residents in this area depend on groundwater as their drinking water source. It is suspected that chlorinated solvents, PAHs, and heavy metals from this site have leached into groundwater. The extent of potential human health threats to these residents is currently unknown.

The priority brownfields located in the Coalition communities present a threat to human health through direct contact and ingestion of contaminants (e.g. drinking groundwater) and/or exposure to airborne particulates and volatile compounds. The elevated asthma, cancer, and mortality rates in the Coalition region illustrate that minorities, children, elderly and low-income residents are being impacted by these contaminants. The migration of contaminants from these brownfields via stormwater and/or groundwater also poses a threat to the Coalition's water bodies and natural areas. The Assessment Grant will provide the Coalition with the necessary funding to delineate the extent of contamination at its priority brownfields, determine ways to control contaminant migration, and begin improving the health and welfare of its residents and natural environment.

b.i) Financial Need. The impact of the 2007 global financial crisis has resulted in nearly 2,000 residents losing their jobs (*State of Michigan Labor Market Information*). Five local companies were forced to downsize, resulting in the loss of nearly 800 manufacturing jobs and an estimated 1,600 related supporting jobs (e.g., parts suppliers, cleaning services, restaurants within the Coalition). This has resulted not only in higher unemployment but also the creation of several brownfields in and around residential areas. Smaller support operations have also failed, creating small brownfields scattered throughout the Coalition's commercial districts.

The major economic impact of brownfields on the Coalition communities is the lack of employment opportunities for residents struggling to make ends meet. As shown in Table 4, between 15% and 21% of Coalition residents live below the poverty level, which exceeds the national rate (14%). Due to the global financial crisis, the collective unemployment rate in the Coalition communities has increased to 12%, compared with 8% in the United States. These statistics are generally assumed to be understated 3% to 5% by not accounting for workers who have given up looking for a job. The median household income for Coalition residents (\$27,481 to \$40,539) is also substantially lower than the median household incomes for Michigan (\$48,432) and the United States (\$51,914). The presence of brownfields throughout the Coalition's disproportionately impacted communities has exacerbated local financial problems by decreasing property values and inhibiting the growth of the equity assets of residents. As these residents struggle to earn enough money to simply pay their bills while their main asset (their home) declines in value, they depend more and more on the services that the Coalition governments

provide (i.e. public assistance, unemployment benefits, medical benefits, etc.), depleting the Coalition's resources, which could be spent on brownfields redevelopment.

Table 4 – Demographic Information

	City of Hastings	Carlton Twp	Hastings Twp	Irving Twp	Michigan	United States
Population	7,350 ¹				9,883,640 ¹	308,745,538 ¹
Unemployment	17% ³	15% ³	11% ³	14% ³	9% ³	8% ⁴
Poverty Rate	20% ²	15% ²	18% ²	17% ²	15% ¹	14% ¹
Percent Minority	9% ¹	7% ¹	8% ¹	5% ¹	21% ¹	22% ¹
Median Household Income	\$40,539 ²	\$34,792 ²	\$38,438 ²	\$31,333 ²	\$48,432 ¹	\$51,914 ¹
	Rutland Twp	Thornapple Twp	Village of Freeport	Village of Middleville	Michigan	United States
Population					9,883,640 ¹	308,745,538 ¹
Unemployment	12% ³	10% ³	13% ³	9% ³	9% ³	8% ⁴
Poverty Rate	14% ²	14% ²	20% ²	16% ²	15% ¹	14% ¹
Percent Minority	7% ¹	6% ¹	4% ¹	8% ¹	21% ¹	22% ¹
Median Household Income	\$37,500 ²	\$36,830 ²	\$34,500 ²	\$27,481 ²	\$48,432 ¹	\$51,914 ¹

¹ U.S. Census 2010; ² 2005-2009 U.S. Census American Community Survey; ³ Michigan Department of Technology, Management, and Budget - Labor Market Information, September 2012; ⁴ Bureau of Labor Statistics, October 2012

Another economic impact is the eroding property value of vacant brownfields, which has resulted in decreased revenues available to the Coalition communities for spending on economic development (i.e. brownfield redevelopment projects). Since 2007, the Coalition communities' revenues have decreased by over \$8 million (*Michigan Department of Treasury*). As the economic problems trickle upward from Coalition residents and businesses, local governments are collecting less money and facing ever-tightening budgets under which they must operate. Unemployment numbers are increasing; therefore, residents and businesses have less money to invest in the community, triggering a cycle of additional layoffs and decreased investment in the community. Consequently, the number of brownfields has increased, which has suppressed local property values and decreased the Coalition's property tax revenues by 35% since 2007 (*Michigan Department of Treasury*). During this period, the amount of tax-reverted property in the Coalition has increased by 130%, further reducing the amount of revenue available to the Coalition communities (*Michigan Department of Treasury*). In the last decade, the State of Michigan has decreased the Coalition's share of revenue by nearly \$3,000,000 (*Michigan Department of Treasury*). As local taxes and state revenue sharing decrease, operating expenses are steadily increasing. These conditions have resulted in less money the Coalition can spend on "non-essential" costs. As a result, brownfields assessment and redevelopment projects have not been adequately funded. The Coalition needs Assessment Grant funds to cover the costs associated with initial environmental assessment activities and cleanup planning to support the purchase and safe redevelopment of its priority brownfields.

The Coalition is requesting a \$300,000 Hazardous Substances Assessment Grant to fund initial screening assessments and conduct cleanup planning at its priority brownfields. The Coalition communities currently have no access to other funding sources for environmental assessments.

2. Project Description and Feasibility of Success

a. Project Description.

i) Project Background. The basis for the Coalition's Assessment Grant Project is the realization that redevelopment of its priority brownfields will lead to improved community well-being and

economic revitalization. The Coalition's Project involves the use of Assessment Grant funds to conduct environmental assessments and cleanup planning that lead to redevelopment of its priority brownfields. Specifically, the Coalition has prioritized the redevelopment of eight of its most challenging brownfields (one per community). The proposed new uses of these brownfields will result in improved health and welfare of residents, including a reduction of exposures to contaminants, safer neighborhoods, and new job opportunities. Redevelopment of these brownfields will also improve the financial health of the Coalition communities by increasing the property values of these sites.

The Coalition's Community Plan provides a framework for the Assessment Grant Project (the Project). The overall goals of the Coalition's plan include, 1) Increased Economic Development, 2) Improved and Affordable Housing, 3) Improved Public Services and Facilities, 4) Efficient Transportation System, 5) Sustainable Land Use, and 6) Natural Resource Protection, Creation of Greenspace, and Recreational Opportunities. The Coalition's use of Assessment Grant funds to assess its priority brownfields will support the goals of its Community Plan as outlined in Table 5.

Table 5 – Community Plan Goals, Assessment Grant Activities, and Outcomes

Community Goal	Supporting Assessment Grant Activities & Outcomes
Increased Economic Development	The Coalition will conduct community outreach activities that stimulate economic development by promoting reuse/redevelopment of priority brownfields; sustainable job-creating businesses will be targeted for outreach efforts, and Assessment Grant funds will be included in redevelopment incentives packages.
Improved and Affordable Housing	Assessment Grant funds will be used to conduct assessments of brownfields in the Coalition's sensitive communities to prepare properties for affordable residential developments in targeted neighborhoods where disproportionately impacted citizens are in need of better housing choices.
Improved Public Services and Facilities	The Coalition will use Assessment Grant funds for assessments at brownfield properties targeted for community-based uses (e.g. social services, community centers, shelters), and leverage additional resources from local and state agencies and citizen advocacy groups to support construction of these facilities.
Efficient Transportation System	Some priority brownfields are located in areas designated for mass transit (e.g. bus) and airport expansion projects; the Coalition's use of assessment grant funds will support environmental investigations and planning related to the acquisition and redevelopment of brownfield parcels targeted for these transit-oriented developments.
Sustainable Land Use	The Coalition's priority brownfields are located in areas of existing development with operational infrastructure; the use of Assessment Grant funds to foster redevelopment of these sites will support the Coalition's goal of reducing impacts to greenspace and promoting concentrated development in downtown areas.
Natural Resource Protection, Creation of Greenspace, Recreational Opportunities	The Coalition will use Assessment Grant funds to characterize land along the Thornapple River to support acquisition and creation of greenspace for parks and trails, which will provide recreational amenities for residents; these assessments will also provide data to evaluate potential contamination resulting from nearby priority brownfields and support cleanup planning of adjacent natural features.

Project Implementation. Assessment Grant funds will be used to conduct environmental site assessments (ESAs) at priority brownfields; evaluate human health risks at priority brownfields; identify site preparation challenges associated with redevelopment of priority brownfields; and support cleanup planning, design, and implementation of environmental response actions to protect residents and the environment. These activities will lead to the sustainable and equitable reuse of priority brownfields as described in Table 5 above. This Project will be successful because the Coalition communities already have a brownfields redevelopment team experienced in using Assessment Grant funds (see Section 2.c.).

The City of Hastings is the lead Coalition member and will be the grant recipient. The Hastings Community Development Director, who managed the previous USEPA Assessment Grant, will serve as the Project Director. The Project Director and a qualified environmental consultant will lead a successful, community-oriented Assessment Grant project to support revitalization of the Coalition's priority brownfields. The Project Director has extensive experience managing redevelopment projects, and will use this knowledge to achieve the goals of the Community Plan. The Project Director will be responsible for the day-to-day grant operations including the following: coordinating assessment activities with involved parties; conducting community outreach; and programmatic requirements. The City will enroll in the Automated Standard Application and Payments (ASAP) system, and will manage and track all Project financial transactions, and generate required financial reports.

Upon award of the grant, the Coalition members will develop a binding Memorandum of Agreement to document the site selection process, allocation of funds, and programmatic mechanisms for implementing the grant project. Following the award announcement, the City will host a Project kick-off meeting to inform, solicit, and process input from the general public regarding the Project objectives. The City and its Coalition partners will then prepare a draft Assessment Grant Work Plan and solicit public comments on the draft plan. After the Work Plan is approved by the USEPA, the Coalition will begin the process of retaining a qualified environmental consultant in compliance with applicable federal procurement regulations. The Coalition will retain the qualified environmental consultant to assist with grant management operations, perform the technical assessment work, and assist with required reporting.

Prior to conducting assessment activities, the Coalition will submit a site eligibility determination to the USEPA. For each site selected for environmental assessment, the City will complete and provide to the USEPA Region 5 a "*Site and Property Owner Eligibility Determination Request for Brownfield Assessment Grant Funds*." Once a site is deemed eligible, the community will be notified, a Property Profile Form for the site will be entered into the Assessment, Cleanup, and Redevelopment Exchange System (ACRES), and the site initially will be evaluated through performance of a Phase I Environmental Site Assessment (ESA). The Phase I ESA will be conducted according to the requirements of All Appropriate Inquiry (ASTM Standard E1527-05) for investigating current, historical, and regulatory issues associated with the site and nearby properties to identify recognized environmental conditions.

The Coalition and its consultant will coordinate with the EPA Region 5 Quality Assurance Officer to prepare a Quality Assurance Project Plan (QAPP) for the Assessment Grant. Based on previous experience, the Coalition understands approval of the QAPP is required prior to the collection and chemical analysis of environmental samples. Once the QAPP is approved by the EPA, a site-specific Sampling and Analysis Plan (SAP) and Health and Safety Plan (HASP) will be submitted to the EPA for review. Phase II ESAs will then be conducted to investigate the areas of potential contamination identified in the Phase I ESAs.

Assessment Grant operating procedures will ensure that the community is protected from contaminants during assessment work. The public will be notified prior to commencement of environmental assessment field activities. Site access will be controlled with fencing and signage during assessment operations. As specified in the HASP, when subsurface samples are collected or hazardous building materials are disturbed, the release of particulates and vapors will be monitored and controlled. Decontamination water and purge water generated during groundwater sampling activities will be containerized on-site and appropriately disposed.

Upon receipt of the environmental analysis data, the environmental consultant will work with the Coalition to devise liability management, cleanup, and site use strategies that support redevelopment efforts and improve the health of residents and the environment. After completion of initial assessment activities, additional safe use or remedial investigations may be needed to further define the nature and extent of contamination and design environmental response actions for cleanup and safe future use of the site. The results of assessments will be disseminated to the community through public meetings and notification of community organizations (see Section 3.a-3.c). If health threats are identified, the Michigan Department of Environmental Quality (MDEQ)

and local health departments will be notified (Section 3.b). If needed, the Coalition will seek additional funding from local and state sources and the EPA for assessment activities and subsequent environmental response activities.

b. Budget for Funding, Tracking and Measuring Progress, and Leveraging Other Resources

i) Budget. The Project tasks and estimated costs associated with the Assessment Grant are shown in Table 6. Costs for personnel, fringe benefits, travel, equipment, and supplies are not included in the budget because the Coalition communities will incur these costs internally. A narrative summary of each Project task and the basis for costs, as well as the projected outputs, is also included in this section.

Table 6 – Budget for Hazardous Substances Assessment Grants

Budget Categories	Project Tasks		
	Task 1 Site Assessments	Task 2 Cleanup Planning	Total Grant Budget
Hazardous Substances			
Contractual	\$272,000	\$28,000	\$300,000
TOTAL GRANT BUDGET	\$272,000	\$28,000	\$300,000

Task 1 – Site Assessments: The Coalition's estimate for site assessment costs is approximately \$272,000. Prioritized brownfields initially will be evaluated through performance of Phase I and Phase II Environmental Site Assessments (ESAs). The costs for completing Phase I and Phase II ESAs will vary depending on the complexity of the sites. Phase I ESAs generally will range from \$3,000 to \$5,000 and initial Phase II ESAs will range from \$25,000 to \$35,000. The site assessment budget is based on conducting initial screening assessments at the Coalition's eight (8) priority brownfields. The estimated outputs include eight (8) Phase I ESAs at an average cost of \$4,000 each and eight (8) Phase II ESAs at an average cost of \$30,000 each.

Task 2 – Cleanup Planning: The Coalition's estimate for cleanup planning costs is approximately \$28,000. The Coalition will conduct cleanup and redevelopment planning as needed for priority brownfields where such activities will facilitate their redevelopment. The Coalition's cleanup and redevelopment activities may also include preparing a Remedial Action Plan (RAP), assessment of brownfield cleanup and redevelopment alternatives (ABCA), evaluation of institutional and engineering controls, and preparation of Brownfield Plans and Work Plans to support acquisition of tax increment financing (TIF) under the Michigan Brownfield Redevelopment Act (Act 381 of 1996, as amended).

The Coalition will provide in-kind staff resources to facilitate programmatic management and community outreach activities associated with the Assessment Grants. These tasks will include: documenting brownfields project information; coordinating operational and public meetings; preparation of quarterly reports; grant budget tracking; and communications with the USEPA project officer.

ii) Tracking and Measuring Progress. The Coalition will help the USEPA achieve its objectives by diligently tracking the outcomes and outputs resulting from its use of Assessment Grant funds. First, the Coalition will evaluate Project achievements against those incorporated into the grant application and Work Plan. Second, the Coalition will determine if the Project has resulted in an improved functioning of the brownfield redevelopment process (i.e., successful management, acquisition, and leveraging of brownfield financial incentives). Third, the Coalition will document the project elements listed below and determine if each element meets their collective goals. The Coalition will be diligent in measuring the outcomes from use of the Assessment Grant funds. The following Assessment Grant outcomes will be tracked and documented on a regularly updated project spreadsheet:

- Number of sites assessed.
- Number of sites redeveloped.
- Leveraged investment value from redevelopment.
- New jobs and tax revenue generated.
- Additional acres of parks and green space created/preserved.

The following Assessment Grant outputs also will be tracked and documented:

- Number of Phase I & II ESAs, Cleanup Plans, and Community Outreach Meetings.

The Coalition will evaluate project progress semi-annually to determine if the funds are being expended as anticipated and if the completed assessments are catalyzing remediation and/or redevelopment investment and creating jobs. The Coalition will report on sufficient progress to the USEPA and adjust its approach to selecting sites for funds if it appears that the project is not generating the expected outcomes.

iii) Leveraging. The Coalition will use the leveraged funding/resources described in Table 7 to support programmatic management and community involvement, supplement environmental assessment activities, and, if needed, help cover costs associated with remediation, demolition, and site preparation activities.

Table 7 – Leveraged Resources

Source	Leveraged Resources and Role	Estimated Value	Likelihood
City of Hastings	Staff time for grant programmatic activities; community outreach meetings; contractor procurement; preparation and publication of information and materials.	\$15,000 (375 hrs @ \$40/hr)	100%
	Revolving Loan Fund for exterior improvements to buildings located downtown, including new roofs.	\$5,000 to \$30,000 and up to 50% of the project cost.	100% if eligible
Village of Middleville*	Staff time for programmatic and community outreach activities.	\$5,000 (125 hrs @ \$40/hr)	100%
	Staff and earthmoving equipment (e.g., backhoe, bulldozer) for site clearing to support assessment activities.	\$3,000 (equipment/staff @ \$1,000/day, 3 days)	100%
	Façade Grants for the rehabilitation and restoration of exterior architectural elements on properties located within the Downtown District.	Up to \$10,000 requiring a dollar for dollar match by applicant	100% if eligible
Rutland Township*	Staff time for programmatic and community outreach activities. Also includes use of township meeting rooms and facilities.	\$5,000 (125 hrs @ \$40/hr)	100%
Barry Community Foundation*	Revolving Loan Fund for construction, demolition, hazardous materials abatement, infrastructure improvements.	Depends on type and value of development	100% if eligible
Barry County Economic Development Alliance*	Site marketing, leveraging support, event rooms and hosting.	\$12,500 (250 hrs @ \$50/hr)	100%
Michigan Department of Natural Resources*	Grant funds to support site redevelopment activities associated with trail construction.	\$244,900	100%

* Commitment letters included in Attachment 4.

The above-listed entities and individuals are locally based, and consider themselves to be stakeholders in the success of the Coalition's brownfield redevelopment program. As such, their pledge is genuine and they will likely follow through on their leveraging commitment.

In addition to community leveraging options, the Coalition can request additional resources from the USEPA to fill redevelopment funding gaps. The Coalition will report to the EPA when leveraged resources and investment result from the use of Assessment Grant funds.

c. Programmatic Capability and Past Performance

i) Programmatic Capability. The Coalition will maintain its Assessment Grant Project Team during the entire grant period. Mr. John Hart, the Hastings Community Development Director, will act as Project Director and will remain in place throughout the grant period. Mr. Hart has over 20 years of municipal management and economic development experience and has assisted dozens of companies with securing brownfield and other redevelopment incentives. He also managed the Coalition's previous USEPA Assessment Grant. Mr. Hart was highly successful utilizing previous Assessment Grant funds as an incentive to attract and retain job-creating businesses. Mr. Hart will be responsible for the day-to-day grant operations including the following: conducting community outreach; coordinating access and assessment activities with involved parties; and programmatic requirements. The City is already enrolled in the Automated Standard Application and Payments (ASAP) system, and will manage and track all Project financial transactions, and generate the Coalition's required financial reports.

The Coalition's plan for management continuity in the event of loss of Mr. Hart relies on management depth and availability of the following personnel to maintain uninterrupted operations and ensure a smooth succession: 1) trained and capable municipal partners (Hastings City Manager, Jeff Mansfield, and Rutland Township Supervisor, Jim Carr); 2) experienced environmental consultant; and 3) experienced backup Project Director, Middleville Village Manager, Rebecca Fleury. Mr. Mansfield and Mr. Carr each have nearly 30 years of municipal experience, and understand the brownfield redevelopment process and use of EPA grant funds. Ms. Fleury has managed previous state and federal grants and currently coordinates with the City on brownfield redevelopment efforts. These members of the Project Team will have the primary responsibility for continued operations, selection and training of a successor Project Director, and training of any new team members.

The Coalition will retain a highly competent environmental consultant to assist in managing and tracking the activities funded by the Assessment Grants and to conduct the environmental assessments. The environmental consultant will be retained using a Qualifications-Based Selection Process that complies with the applicable federal procurement regulations (40 CFR §31.36). The selected consultant will be experienced in all aspects of EPA Assessment Grant management and will have managed at least five U.S. EPA Assessment Grants projects, and successfully managed at least three successful brownfields redevelopment projects where multiple brownfields redevelopment financing incentives were leveraged.

ii) Adverse Audits. The City (and its Coalition partners) has not received adverse audit findings from a federal, state, tribal, or local government inspector or similar organization.

iii) Past Performance. The City was awarded a \$200,000 EPA Hazardous Substances Assessment Grant in 2009, which has been closed out. The remaining balance of grant funds was approximately \$7. Following the FY09 grant award announcement, the City developed a Work Plan and successfully implemented a Cooperative Agreement (CA) with the EPA. The City submitted and received approval for its initial project Quality Assurance Project Plan (QAPP) as well as annual QAPP updates. The City complied with the terms and conditions of its CA; prepared and submitted quarterly reports and annual financial status reports in a timely manner; and successfully submitted site information and assessment data to the EPA via the Assessment, Cleanup and Redevelopment Exchange System (ACRES) database. The City and its Coalition partners created a successful, functioning brownfields program and made measurable progress toward achieving the goals of its FY09 Assessment Grant project; however more work remains. In addition to the Coalition's eight priority brownfields, over 300 brownfields remain to be assessed and redeveloped into uses consistent with the Community Plan.

The City diligently tracked Project progress during implementation of its FY09 Assessment Grant. The specific achievements of the City's FY09 Assessment Grant include the redevelopment of nearly 25 acres of brownfields, the creation of 46 jobs, and approximately \$6.5 million in leveraged private redevelopment investment, all resulting from the use of \$199,993 in Assessment Grant funds. The City previously contributed to the success of the EPA Brownfields Program as evidenced from the following outcomes and outputs:

Outcomes (10/09 – 9/12)

- 25 acres of brownfields redeveloped;
- 46 jobs created; and
- \$6,552,900 in leveraged funding.

Outputs (10/09 – 9/12)

- Thirty (30) community outreach meetings;
- Seventeen (17) Phase I ESAs, nine (9) Phase II ESAs; and five (5) Cleanup Plan reports.

3. Community Engagement and Partnerships

a. Plan for Community Involvement. The Coalition believes it is important to provide its citizens and community organizations ample opportunity to become informed and provide input into all phases of the Project. Following the USEPA Assessment Grant award notice, the Coalition will announce the award to the community through a press release to its local newspaper, *The Hastings Banner*, a notice on the Coalition members' websites, advertisements on the local public radio stations (WBCH 1220 AM) and local access cable television. The Coalition will notify its community partners (see Section 3.c.) to assist with the community notification process. Translators and translated documents will be made available upon request to assist non-English speaking residents to ensure full participation in the Coalition's Project. The Coalition will also establish a Facebook page and LinkedIn group for the grant, allowing the community to interact with the Coalition during the entire project. The Coalition will include instructions on how to reach these internet forums in the initial press release.

The primary post-award community input program will be focused on preparation of the grant Work Plan and final budget. After a draft Work Plan and budget are prepared, it will be made available to the public, and comments on the draft will be solicited. The document will be posted on the Coalition members' websites, and hard copies will be made available at the Coalition's municipal offices to ensure access for those without adequate information technology availability, knowledge, or experience. Public comments on the proposed Project and allocation of grant funds will be accepted verbally, in writing, and publicly discussed during a public meeting. The Coalition hopes to learn if residents have suggestions to modify the Project approach to better serve the community. The draft Work Plan will be modified in response to relevant comments and all comments/responses will be summarized in the final Work Plan.

Following approval of the Work Plan, the Coalition will seek public input prior to conducting assessments at priority sites and when additional information regarding the Project is requested by citizens. Coalition representatives will attend community organization meetings to discuss the Project and/or specific site assessments. Meetings regarding activities at priority sites will be held before site activities are initiated to familiarize stakeholders with what to expect during and after the assessment process. This process will repeat for each site to be assessed.

Following completion of an assessment, the primary information flow will be outward to the community, notifying local stakeholders about assessment activities that have occurred, providing results of the assessments, and explaining health and environmental impacts of findings. At the close of the Project, the Coalition will hold a final public meeting to notify the community of the successes and challenges faced during the Project and request comments regarding interest in pursuing additional grants.

b. Agency Partnerships. The Coalition will continue its existing partnership with the Michigan Department of Environmental Quality (MDEQ) to help ensure appropriate assessment and cleanup of its priority brownfields. These programs will be conducted in compliance with the rules and guidance promulgated by the MDEQ pursuant to Michigan's Voluntary Cleanup Program (VCP). The Coalition will coordinate with MDEQ for VCP technical support, resolution of regulatory or procedural issues, and interpretation of rules and guidance documents. When contamination is discovered on brownfields, the MDEQ cleanup criteria will be used to identify and address on-site health and environmental threats posed by the contamination. When tax increment financing is used to reimburse costs of environmental activities associated with brownfields, the MDEQ must review and approve work plans for the environmental response actions. The MDEQ will also review and approve Remedial Action Plans (RAPs) for brownfields where response actions are completed.

The Coalition has an existing partnership with the Barry-Eaton District Health Department (BEDHD), which will continue to be involved in protecting public health and the environment during the Coalition's assessment, cleanup, and redevelopment of its priority brownfields. If contamination discovered through assessment of brownfields has the potential to negatively impact the health of local populations, the Coalition members will notify the MDEQ and BEDHD; these entities will team with the Coalition as Project partners. The expertise and experience of the BEDHD will be called upon to help identify/verify off-site health threats posed by identified contamination; identify related toxicological issues and perform risk evaluations with assistance from the Agency for Toxic Substances and Disease Registry (ATSDR); design and conduct notification/education programs; and coordinate health testing (e.g., blood-lead tests) if brownfield contaminant migration is confirmed.

There are no USEPA Environmental Workforce Development and Job Training programs currently operating in the Coalition region. The National Institute of Environmental Health Sciences (NIEHS) has a Worker Education and Training Program (WETP) grant which funds a Hazardous Waste Worker Training Program (HWWTP) facilitated by Michigan State University (MSU). The HWWTP provides hands-on training in jobs related to hazardous materials assessment and remediation, and emergency response. The Coalition has an existing relationship with MSU, and will coordinate with qualified graduates of the HWWTP to evaluate opportunities to participate in site assessment and/or remediation activities at priority brownfield sites.

c. Community-Based Organizations. The following section provides a description of each community organization that will be involved in the Project. Letters of support from these organizations are included in Attachment 5.

Barry Conservation District (BCD). The BCD assesses natural resources within the Coalition region, develops action plans to address natural resource issues, and implements resource protection through education, programs, projects and technical assistance provided to Coalition landowners. The BCD's role in the Project will be to provide guidance during the redevelopment planning process, and provide design recommendations for building siting, reduction of impervious surfaces, and proper chemical storage to reduce impacted surface water run-off.

Barry County Economic Development Alliance (BCEDA). The BCEDA is an economic development resource that assists and strengthens local businesses by providing advertising and networking opportunities, as well as hosting educational seminars. The BCEDA's role in the Project will consist of coordinating with local governmental units, hosting community economic development forums, advertising the grant program, and helping entrepreneurs in accessing and utilizing the grant funds and other local financing for redevelopment activities at brownfields.

Barry County Michigan Works! The mission of Barry County Michigan Works! (Michigan Works!) is to produce a local workforce with the skills to attract, retain and expand businesses and enhance the regional economy. The role of Michigan Works! in the Project will consist of coordinating with the Coalition to determine if employment opportunities are available during brownfield redevelopment projects. It will review databases to find out if qualified local workers are available to assist with jobs related to assessment, remediation, or construction activities at brownfield sites assessed during the Project. If qualified candidates are available, it will work with the Coalition to place these candidates into appropriate job positions.

Thornapple River Watershed Council (TRWC). The mission of the TRWC is to protect the Thornapple River Watershed through education, planning and management. The TRWC's role in the Project will be to assist the Coalition with its community goal of protecting natural resources. The TRWC will attend project meetings and provide input on potential impacts to the Thornapple River watershed resulting from existing brownfields. During the environmental assessment, cleanup, and redevelopment process, it will provide the Coalition with stream quality data, and provide guidance to minimize impacts to streams during redevelopment activities (e.g. earthwork during construction).

West Michigan Trails and Greenways. West Michigan Trails and Greenways (WMTG) is a public advocate that works to gain support of government agencies, local businesses, and private citizens in constructing and maintaining trails and greenspace. The WMTG is involved in trail

construction, fundraising, trail beautification, and habitat and wildlife preservation. WMTG has already been active in the Coalition region with development of the Riverwalk Trail and Paul Henry-Thornapple Trail. The WMTG's role in the Project will be to assist in the design and construction of additional trails and work closely with the Coalition to maintain these trails and promote use of these amenities to the public.

4. Project Benefits

The Assessment Grant will help the Coalition achieve its Project objectives by supporting redevelopments that ultimately improve the health and welfare of disproportionately impacted sensitive populations, promote economic growth and revitalize aging neighborhoods, create greenspace and recreational opportunities, and promote reuse of existing infrastructure and sustainable development. These goals are consistent with the Livability Principles adopted by the partnership between the EPA, the United States Department of Transportation, and the United States Department of Housing and Urban Development, which include: provide more transportation choices; promote equitable, affordable housing; increase economic competitiveness; support existing communities; leverage federal investment; and value communities and neighborhoods. The Coalition's Project also incorporates sustainable and equitable reuse of its priority brownfields through the initial use of Assessment Grant funds as described in the following sections.

a. Welfare and/or Public Health. The Assessment Grant will support characterizing the threats the Coalition's priority brownfields pose to human health and the environment, which coincides with the Project objectives to improve community living conditions and protect natural resources. As described in Table 8, redevelopment of the Coalition's priority brownfields will improve the health and welfare of residents and the environment by removing and/or mitigating sources of contamination and limiting uncontrolled contaminant migration into area water resources.

Table 8 – Health and Welfare Benefits of Redeveloping Priority Brownfields

Site	Health and Welfare Benefits to Community
E.W. Bliss Landfill	Site assessments will evaluate the extent of heavy metals, chlorinated solvents and cyanide and address direct contact concerns for elderly residents and nearby Southeastern Elementary students. Remediation will reduce contaminant migration to the Thornapple River and support redevelopment of this site into a park with trail systems that connect to the City's Riverwalk Trail.
Mechanic Race Car Shop	Site assessments will evaluate the extent of volatile organic compounds (VOCs), metals, polynuclear aromatic hydrocarbons (PAHs) that threaten Rogers School students and adjacent Little Thornapple River. The site will be redeveloped into a clean technologies facility which will improve the welfare of residents by creating new jobs. Cleanup will focus on mitigating direct contact and vapor intrusion concerns for nearby residents and future occupants of the site and reduce contaminant migration to the river.
Hastings Service Center	Site assessments will evaluate the extent of VOCs, PAHs, and metals and determine impacts to Hastings High School students, as well as identify threats to the Thornapple River. Cleanup will be conducted to protect residents from inhalation exposures and reduce contaminated stormwater runoff to the river, and support redevelopment of the site into a community center.
Bender Products	Site assessments will evaluate the extent of VOCs, polychlorinated biphenyls (PCBs), and heavy metals, which threatens the drinking water supply of residents. Remediation activities will consist of removal of source areas and installation of groundwater treatment systems, which will reduce the health threats to residents and protect the Thornapple River and lead to redevelopment of this site into a park with trail systems that connect to the Riverwalk Trail.
DS Machine Repair	Site assessments will be conducted to evaluate the extent of chlorinated solvents, heavy metals, and PAHs, which will support cleanup planning to address direct contact and vapor inhalation concerns for students at nearby Chidester School. Remediation will reduce contaminant migration to the Thornapple River and support redevelopment of this site into a park with a trail that connects users to the Paul Henry-Thornapple Trail.

Table 8, continued – Health and Welfare Benefits of Redeveloping Priority Brownfields

Site	Health and Welfare Benefits to Community
Farmer's Cooperative	Site assessments will evaluate the extent of ammonia, heavy metals, and PAHs and support cleanup planning that addresses direct contact and inhalation (particulate and vapor) concerns for residents and nearby Page Elementary students. Remediation will reduce contaminant migration to Bassett Creek and support redevelopment of the site into a park.
Buskirk Lumber Company	Site assessments will evaluate the extent of heavy metals and PAHs that threaten Jones School students and the adjacent Coldwater River. The site will be redeveloped into mixed-use residential (affordable housing) and commercial, so cleanup will focus on mitigating direct contact and vapor intrusion concerns for future residents and occupants of the site. Remediation activities will also be designed to reduce contaminant migration to the river.
Former Metaldyne Company	Site assessments will evaluate chlorinated solvents, PAHs, VOCs, and heavy metals; site redevelopment will eliminate inhalation and vapor intrusion concerns; the redeveloped site will improve the health and welfare of residents by providing affordable housing and access to locally-grown, healthy food.

Redevelopment of these priority brownfields utilizes equitable development principles in the Coalition's disadvantaged communities in a way that directly benefits the residents. Because this work will be completed on existing sites, residents will reap the benefits without being displaced from their homes or neighborhoods.

b. Economic Benefits and/or Greenspace. The Assessment Grant will support the Coalition's goals for increased economic development, improvements to public facilities, and creation of parks and greenspace.

i) Economic Benefits. The Coalition will conduct community outreach activities that stimulate economic development by promoting reuse and redevelopment of its priority brownfields. The Coalition believes that the increased retail, recreational, and educational options spurred by brownfields redevelopment will improve living conditions and attract additional development to its disproportionately impacted communities. The redevelopment of the Coalition's priority brownfields will have the following direct economic benefits:

- **E.W. Bliss Landfill:** This site is targeted for redevelopment as a public park with trails connected to the Riverwalk Trail. The site is situated on the banks of the Thornapple River, a world-class fishery frequented by thousands of anglers every year. The Coalition estimates the redevelopment of this site will leverage nearly \$10 million in private investment in the community (e.g. hotels, campgrounds, restaurants, sporting goods store) and create 50 jobs.
- **Mechanic Race Care Shop:** This site is targeted for redevelopment as a modern, advanced manufacturing facility. The Coalition estimates the redevelopment of this site will result in private investment of over \$20 million (e.g. new construction), and create at least 80 new jobs.
- **Hastings Service Center:** This site is targeted for redevelopment as a community center designed to provide residents with indoor and outdoor recreation opportunities. The Coalition estimates the redevelopment of this site will leverage approximately \$8 million in private investment (e.g. construction of the building) and create approximately 30 jobs.
- **Bender Products:** This site is targeted for redevelopment as park space with connections to existing trail systems (e.g. Riverwalk Trail). The Coalition estimates this project will generate nearly \$12 million in private investment (e.g. bike shops, trailside restaurants) and create nearly 40 jobs.
- **DS Machine Repair:** This site is targeted for redevelopment as a public park with trails connected to the Paul Henry-Thornapple Trail. Creation of this public space is essential to revitalizing commercial and retail interest in Coalition. The Coalition estimates the new park will leverage approximately \$4 million in private investment (e.g. construction for nearby restaurants and shops) and create nearly 20 jobs.

- **Farmer's Cooperative:** This site is targeted for redevelopment as a public park with access to Bassett Creek. The Coalition estimates the new park will leverage approximately \$3 million in private investment (e.g. construction for nearby restaurants and shops) and create nearly 15 jobs.
- **Buskirk Lumber Company:** This site is targeted for redevelopment as a mixed-use residential and commercial complex. The site is situated within walking distance of several shops and restaurants. The Coalition estimates the redevelopment of this site will result in private investment of over \$12 million (e.g. new construction), and create affordable housing options for struggling residents. This project will generate at least 50 new jobs.
- **Former Metaldyne Company:** This site is targeted for redevelopment as a mixed-use residential and commercial complex. The Coalition estimates this project will result in private investment of over \$15 million (e.g. new construction), generate at least 40 jobs, and increase property taxes by \$2 million.

ii) Greenspace. The Coalition's use of Assessment Grant funds will support redevelopment of four priority brownfields (E.W. Bliss Landfill, Bender Products, DS Machine Repair, Farmer's Cooperative) into parkland, which will result in the creation of approximately 82 acres of greenspace. Impoverished residents frequent the Coalition's existing parks as an inexpensive family activity. This has prompted the Coalition to prioritize the creation of easily accessible trail and park systems that offer a combination of family friendly opportunities (walking, urban gardens, picnicking areas, disc-golf courses, and bicycle paths). By redeveloping priority brownfields as greenspace, the Coalition is achieving its Community Plan goals for improved public facilities and creation of greenspace. Redevelopment of brownfields along the Thornapple River will not only create additional linked greenspaces, but also provide environmental and floodway buffers for the sensitive aquatic resources.

c. Environmental Benefits from Infrastructure Reuse/Sustainable Reuse. The Assessment Grant will support the Coalition's Community Plan goals for sustainable land use and a more efficient transportation system. The Coalition's use of Assessment Grant funds to support redevelopment of its priority brownfields will provide environmental benefits by minimizing the infrastructure investment associated with those projects. This approach also conserves energy and resources by avoiding the extension of new utilities, roads, etc. to undeveloped areas. Many brownfields in the Coalition region are abandoned or underutilized manufacturing and commercial/retail structures in the urban core. Each of these brownfields is served by infrastructure (e.g. roads, utilities, etc.) sufficient to support redevelopment and reuse without significant additional resource investment. Many of the vacant commercial/retail buildings on these brownfields are structurally sound and only require remodeling and updating to be ready for productive reuse.

When existing buildings must be removed, the Coalition will strongly encourage deconstruction of buildings, rather than conventional demolition. The Coalition will encourage incorporating innovative stormwater management techniques (rain gardens, bioswales, etc.), and other sustainable design approaches into brownfields redevelopments such as demolition and construction materials recycling, use of low-volatility building materials, and installation of energy efficient heating/cooling and lighting systems, to limit stormwater runoff to the Coalition's surface waters and conserve natural resources.

Many of the Coalitions brownfields are located near areas designated for mass transit (e.g. bus service) and airport expansion projects. The Assessment Grants will assist the Coalition in acquiring and redeveloping brownfields targeted for transit-oriented developments. The reuse of these sites will accommodate bus stops and convenience stands, as well as increase amenities (e.g. coffee shops, restaurants, clothing stores, gift shops) for airport travelers. An improved mass transit system will reduce fossil fuel use and emissions, and provide alternative commuting options for Coalition residents.

Appendix 3 Special Considerations Checklist

Please identify (with an **X**) if any of the below items apply to your community or your project as described in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. Describe how each consideration applies to your proposal and/or attach documentation.

- ☒ Community population is 10,000 or less (Population of Hastings is 7,350)
- ☐ Federally recognized Indian tribe
- ☐ United States territory
- ☐ Applicant assisting a Tribe or territory
- ☐ Targeted brownfield sites are impacted by mine-scarred land
- ☐ Targeted brownfield sites are contaminated with controlled substances
- ☐ Community is impacted by recent natural disaster(s) (2005 or later). To be considered, applicant must identify here the timeframe and type of natural disaster.
- ☒ Project is primarily focusing on Phase II assessments
- ☒ Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation
- ☒ Community experiencing plant closures (or other significant economic disruptions) (2007 or later), including communities experiencing auto plant closures due to bankruptcy or economic disruptions. To be considered, applicant must identify here the timeframe and name of the plant recently closed and jobs lost, or reason for other significant economic disruption.
- ☐ Applicant is a recipient or a core partner of a HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant that is directly tied to the project area, and can demonstrate that funding from a PSC grant has or will benefit the project area. To be considered, **applicant must attach documentation** which demonstrates this connection to a HUD-DOT-EPA PSC grant.
- ☐ Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant
- ☐ Community is implementing green remediation plans.

ATTACHMENT 1

Threshold Documentation



**FY2013 USEPA BROWNFIELDS HAZARDOUS SUBSTANCES
ASSESSMENT GRANT PROPOSAL**

**CITY OF HASTINGS COALITION
HASTINGS, MICHIGAN**

RESPONSES TO THRESHOLD CRITERIA

1. Applicant Eligibility: The City of Hastings (grant applicant and lead coalition member) is a general purpose unit of government in the State of Michigan. The remaining coalition members, Carlton, Hastings, Irving, Rutland, and Thornapple Townships, Village of Freeport, and Village of Middleville, are also general purpose units of government in the State of Michigan. Letters of commitment from each of the coalition members are included as Attachment 2.
2. Letter from State Environmental Authority: The Michigan Department of Environmental Quality (MDEQ) provided the City of Hastings with a letter of acknowledgment for this FY2013 Assessment Grant Proposal. The MDEQ letter is included as Attachment 3 in the Narrative Proposal.
3. Site Eligibility and Property Ownership Eligibility: The City of Hastings is requesting a coalition assessment grant; therefore, site-specific eligibility and property ownership eligibility criteria are not applicable.

ATTACHMENT 2

Letters of Commitment from Coalition Members

CARLTON TOWNSHIP BOARD

Serving Carlton Township Since 1842
85 Welcome Rd. Hastings, Michigan
Bradley H. Carpenter, Supervisor

October 16, 2012

Mr. John Hart
Community Development Director
City of Hastings
201 E. State Street
Hastings, MI 49058

RE: U.S. EPA Brownfields Assessment Grant Coalition

Dear Mr. Hart:

Carlton Township acknowledges membership in the U.S. EPA Brownfields Assessment Grant Coalition comprised of the City of Hastings (lead member), Carlton, Hastings, Irving, Rutland, and Thornapple Townships, the Village of Freeport, and the Village of Middleville. Carlton Township currently serves on the Joint Planning Alliance with these communities to support regional land use planning and development.

Carlton Township is a General Purpose Unit of Local Government in the State of Michigan. We understand the Coalition is applying for a \$300,000 Hazardous Substances Assessment Grant, and that the City of Hastings will serve as the lead coalition member and grant recipient/administrator. Upon award of the grant, Carlton Township understands the Coalition members will be required to develop a binding Memorandum of Agreement to document the site selection process, allocation of funds, and programmatic mechanisms for implementing the grant project.

Carlton Township fully supports the Coalition, and looks forward to using the grant funds to revitalize priority brownfields in our community.

Sincerely,

A handwritten signature in black ink, appearing to read "Bradley Carpenter", with a stylized flourish at the end.

Bradley Carpenter
Carlton Township Supervisor
85 Welcome Road
Hastings, MI 49058
(269) 945-5990

HASTINGS TOWNSHIP
885 River Rd. Hastings, Michigan

October 16, 2012

Mr. John Hart
Community Development Director
City of Hastings
201 E. State Street
Hastings, MI 49058

RE: U.S. EPA Brownfields Assessment Grant Coalition


Dear Mr. Hart:

Hastings Township acknowledges membership in the U.S. EPA Brownfields Assessment Grant Coalition comprised of the City of Hastings (lead member), Carlton, Hastings, Irving, Rutland, and Thornapple Townships, the Village of Freeport, and the Village of Middleville. Hastings Township currently serves on the Joint Planning Alliance with these communities to support regional land use planning and development.

Hastings Township is a General Purpose Unit of Local Government in the State of Michigan. We understand the Coalition is applying for a \$300,000 Hazardous Substances Assessment Grant, and that the City of Hastings will serve as the lead coalition member and grant recipient/administrator. Upon award of the grant, Hastings Township understands the Coalition members will be required to develop a binding Memorandum of Agreement to document the site selection process, allocation of funds, and programmatic mechanisms for implementing the grant project.

Hastings Township fully supports the Coalition, and looks forward to using the grant funds to revitalize priority brownfields in our community.

Sincerely,



Jim Brown
Hastings Township Supervisor
885 River Road
Hastings, MI 49058
(269) 948-9690

IRVING TOWNSHIP
3425 Wing Rd. Hastings, Michigan
(269) 948-0633

October 16, 2012

Mr. John Hart
Community Development Director
City of Hastings
201 E. State Street
Hastings, MI 49058

RE: U.S. EPA Brownfields Assessment Grant Coalition

Dear Mr. Hart:

Irving Township acknowledges membership in the U.S. EPA Brownfields Assessment Grant Coalition comprised of the City of Hastings (lead member), Carlton, Hastings, Irving, Rutland, and Thornapple Townships, the Village of Freeport, and the Village of Middleville. Irving Township currently serves on the Joint Planning Alliance with these communities to support regional land use planning and development.

Irving Township is a General Purpose Unit of Local Government in the State of Michigan. We understand the Coalition is applying for a \$300,000 Hazardous Substances Assessment Grant, and that the City of Hastings will serve as the lead coalition member and grant recipient/administrator. Upon award of the grant, Irving Township understands the Coalition members will be required to develop a binding Memorandum of Agreement to document the site selection process, allocation of funds, and programmatic mechanisms for implementing the grant project.

Irving Township fully supports the Coalition, and looks forward to using the grant funds to revitalize priority brownfields in our community.

Sincerely,



George London
Irving Township Supervisor
3425 Wing Road
Hastings, MI 49058
(269) 948-0633

RUTLAND CHARTER TOWNSHIP BARRY COUNTY



**Jim Carr Supervisor
Robin Hawthorne Clerk
Sandy Greenfield Treasurer**

TRUSTEES
**Brenda Bellmore
Dorothy Flint
Bill Hanshaw
Rob Lee**

October 16, 2012

**Mr. John Hart
Community Development Director
City of Hastings
201 E. State Street
Hastings, MI 49058**

RE: U.S. EPA Brownfields Assessment Grant Coalition

Dear Mr. Hart:

Rutland Township acknowledges membership in the U.S. EPA Brownfields Assessment Grant Coalition comprised of the City of Hastings (lead member), Carlton, Hastings, Irving, Rutland, and Thornapple Townships, the Village of Freeport, and the Village of Middleville. Rutland Township currently serves on the Joint Planning Alliance with these communities to support regional land use planning and development.

Rutland Township is a General Purpose Unit of Local Government in the State of Michigan. We understand the Coalition is applying for a \$300,000 Hazardous Substances Assessment Grant, and that the City of Hastings will serve as the lead coalition member and grant recipient/administrator. Upon award of the grant, Rutland Township understands the Coalition members will be required to develop a binding Memorandum of Agreement to document the site selection process, allocation of funds, and programmatic mechanisms for implementing the grant project.

Rutland Township fully supports the Coalition, and looks forward to using the grant funds to revitalize priority brownfields in our community.

Sincerely,

**Jim Carr
Rutland Township Supervisor
2461 Heath Road
Hastings, MI 49058
(269) 948 2194**

TOWNSHIP of THORNAPPLE

Donald E. Boysen, *Supervisor* / Susan J. Vlietstra, *Clerk* / Debra K. Buckowing, *Treasurer*
Walter Eavey, *Trustee* / Patrick Harrison, *Trustee* / Ross DeMaagd, *Trustee* / William Kenyon, *Trustee*

269-795-7202 FAX 269-795-8812 www.thornapple-twp.org
PO Box 459 200 E. Main Street Middleville, Michigan 49333



October 16, 2012

Mr. John Hart
Community Development Director
City of Hastings
201 E. State Street
Hastings, MI 49058

RE: U.S. EPA Brownfields Assessment Grant Coalition


Dear Mr. Hart:

Thornapple Township acknowledges membership in the U.S. EPA Brownfields Assessment Grant Coalition comprised of the City of Hastings (lead member), Carlton, Hastings, Irving, Rutland, and Thornapple Townships, the Village of Freeport, and the Village of Middleville. Thornapple Township currently serves on the Joint Planning Alliance with these communities to support regional land use planning and development.

Thornapple Township is a General Purpose Unit of Local Government in the State of Michigan. We understand the Coalition is applying for a \$300,000 Hazardous Substances Assessment Grant, and that the City of Hastings will serve as the lead coalition member and grant recipient/administrator. Upon award of the grant, Thornapple Township understands the Coalition members will be required to develop a binding Memorandum of Agreement to document the site selection process, allocation of funds, and programmatic mechanisms for implementing the grant project.

Thornapple Township fully supports the Coalition, and looks forward to using the grant funds to revitalize priority brownfields in our community.

Sincerely,


Donald Boysen
Thornapple Township Supervisor

Village of Freeport

PO Box 210, Freeport, MI 49325

616-765-3808

October 16, 2012

Mr. John Hart
Community Development Director
City of Hastings
201 E. State Street
Hastings, MI 49058

RE: U.S. EPA Brownfields Assessment Grant Coalition

Dear Mr. Hart:

The Village of Freeport acknowledges membership in the U.S. EPA Brownfields Assessment Grant Coalition comprised of the City of Hastings (lead member), Carlton, Hastings, Irving, Rutland, and Thornapple Townships, the Village of Freeport, and the Village of Middleville. The Village of Freeport currently serves on the Joint Planning Alliance with these communities to support regional land use planning and development.

The Village of Freeport is a General Purpose Unit of Local Government in the State of Michigan. We understand the Coalition is applying for a \$300,000 Hazardous Substances Assessment Grant, and that the City of Hastings will serve as the lead coalition member and grant recipient/administrator. Upon award of the grant, the Village of Freeport understands the Coalition members will be required to develop a binding Memorandum of Agreement to document the site selection process, allocation of funds, and programmatic mechanisms for implementing the grant project.

The Village of Freeport fully supports the Coalition, and looks forward to using the grant funds to revitalize priority brownfields in our community.

Sincerely,



Lani Forbes
Freeport Village President



VILLAGE OF MIDDLEVILLE

October 16, 2012

Mr. John Hart
Community Development Director
City of Hastings
201 E. State Street
Hastings, MI 49058

RE: U.S. EPA Brownfields Assessment Grant Coalition

Dear Mr. Hart:

The Village of Middleville acknowledges membership in the U.S. EPA Brownfields Assessment Grant Coalition comprised of the City of Hastings (lead member), Carlton, Hastings, Irving, Rutland, and Thornapple Townships, the Village of Freeport, and the Village of Middleville. The Village of Middleville currently serves on the Joint Planning Alliance with these communities to support regional land use planning and development.

The Village of Middleville is a General Purpose Unit of Local Government in the State of Michigan. We understand the Coalition is applying for a \$300,000 Hazardous Substances Assessment Grant, and that the City of Hastings will serve as the lead coalition member and grant recipient/administrator. Upon award of the grant, the Village of Middleville understands the Coalition members will be required to develop a binding Memorandum of Agreement to document the site selection process, allocation of funds, and programmatic mechanisms for implementing the grant project.

The Village of Middleville fully supports the Coalition, and looks forward to using the grant funds to revitalize priority brownfields in our community.

Sincerely,

Rebecca Fleury
Middleville Village Manager

100 EAST MAIN STREET * P.O. BOX 69 * MIDDLEVILLE, MI 49333-0069
PHONE (269) 795-3385 * FAX (269) 795-8889

ATTACHMENT 3

Letter from State Authority



RICK SNYDER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF ENVIRONMENTAL QUALITY
LANSING



DAN WYANT
DIRECTOR

October 19, 2012

Mr. John Hart, Community Development Director
City of Hastings
201 East State Street
Hastings, MI 49058

Dear Mr. Hart:

SUBJECT: Letter of Acknowledgment Regarding the United States Environmental Protection Agency Brownfield Assessment Grant Proposal

The purpose of this letter is to respond to the city of Hastings Coalition's request for acknowledgment of a proposal to the United States Environmental Protection Agency (EPA) for a brownfield grant under Title II, Subtitle A, of the Small Business Liability Relief and Brownfields Revitalization Act of 2002 (the Brownfields Law). The Department of Environmental Quality, Remediation and Redevelopment Division, is supportive of local community-based redevelopment efforts and has reviewed the information you provided.

The city of Hastings Coalition that includes Hastings, the townships of Carlton, Hastings, Irving, and Thornapple, and villages of Freeport and Middleville is applying for a \$300,000 hazardous substances assessment grant which can be used to conduct assessment activities at eligible brownfield sites in the communities. The applicant is considered eligible for this award as a coalition of general purpose units of local government.

Should the EPA provide this brownfield grant to the city of Hastings Coalition, it would allow the communities to promote brownfield redevelopment and reuse, and improve the communities' economic development and environmental conditions. If you need further information or assistance, please contact Mr. Ron Smedley, Brownfield Coordinator, Remediation and Redevelopment Division, at 517-373-4805, or you may contact me.

Sincerely,

Susan Erickson, Chief
Brownfield Redevelopment Unit
Program Support Section
Remediation and Redevelopment Division
517-241-8707

cc: Ms. Deborah Orr, USEPA Region 5
Mr. Ron Smedley, DEQ

ATTACHMENT 4

Leveraged Funding/Resources Documentation



VILLAGE OF MIDDLEVILLE

November 2, 2012

Mr. John Hart
Community Development Director
City of Hastings
201 E. State Street
Hastings, MI 49058

Re: Leveraged Resources from the Village of Middleville
FY2013 U.S. EPA Brownfields Coalition Assessment Grant
City of Hastings, Michigan

Dear Mr. Hart:

The Village of Middleville (the Village) is pleased to be a member of the City of Hastings Coalition, which is applying for an FY2013 U.S. EPA Brownfields Coalition Assessment Grant. As Village Manager, I am providing this letter as documentation of our commitment to provide the following leveraged resources and funding:

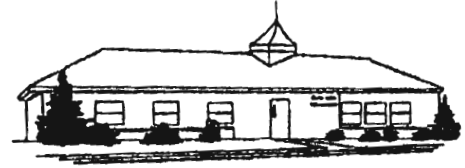
- In-Kind Staff Time for Programmatic and Community Outreach Activities = \$5,000 (125 hours @ \$40/hour)
- In-Kind Equipment for Supporting Assessment Activities (e.g. site clearing) = \$3,000 (\$1,000/day)
- Façade Grant Funds for Building Rehabilitation (e.g. restoration of building exteriors) = \$10,000

The Village is committed to working with the City to revitalize our community through brownfields redevelopment, and looks forward to assisting with implementation of the Assessment Grant.

Sincerely,

Rebecca Fleury
Middleville Village Manager

RUTLAND CHARTER TOWNSHIP BARRY COUNTY



Jim Carr **Supervisor**
Robin Hawthorne **Clerk**
Sandy Greenfield **Treasurer**

TRUSTEES
Brenda Bellmore
Dorothy Flint
Bill Hanshaw
Rob Lee

November 8, 2012

Mr. John Hart
Community Development Director
City of Hastings
201 E. State Street
Hastings, MI 49058

Re: Leveraged Resources from Rutland Township
FY2013 U.S.EPA Brownfields Coalition Assessment Grant
City of Hastings, Michigan

Dear Mr. Hart:

Rutland Township is pleased to be a member of the City of Hastings Coalition, which is applying for an FY2013 U.S. EPA Brownfields Coalition Assessment Grant. As Township Supervisor, I am providing this letter as documentation of our commitment to provide in-kind staff time for programmatic and community outreach activities. The value of these resources is \$5,000 (125 hours @\$40/hour).

Rutland Township is one of the original Coalition partners that successfully implemented the City's FY2009 Assessment Grant. We look forward to continuing our partnership by assisting with implementation of the new Assessment Grant.

Sincerely,


Jim Carr
Rutland Township Supervisor
2461 Heath Road
Hastings, MI 49058
(269) 948 2194



Barry
Community
Foundation

For Good. For Barry County. Forever.

November 1, 2012 231 S. Broadway, Hastings, MI 49058

Mr. John Hart
Community Development Director
City of Hastings
201 E. State Street
Hastings, MI 49058

Re: Leveraged Resources from Barry Community Foundation
FY2013 U.S.EPA Brownfields Coalition Assessment Grant
City of Hastings, Michigan

Dear Mr. Hart:

The Barry Community Foundation (the Foundation) is providing this letter as documentation of our commitment to provide leveraged resources to support implementation of the City of Hastings' FY2013 U.S. EPA Brownfields Coalition Assessment Grant. The Foundation understands the Assessment Grant will fund environmental assessment activities that ultimately support redevelopment of brownfield sites within our community.

As you know, the Foundation actively supports the community by funding projects that improve the health, welfare and economic vitality of residents within Barry County. We recently had an opportunity to provide leveraged funds of \$1.35 million to a developer that is constructing a new hotel on a parcel in Rutland Township. Environmental assessment activities were initially conducted at this site using the City's FY2009 Assessment Grant. We are excited to have this revolving loan fund that will provide for Mission and Program Related Investments for Barry County.

Over the next few years, these dollars will be returned to the fund allow future support eligible projects within the community. These funds can be used to cover the costs associated with site preparation, demolition, hazardous materials abatement, construction, and infrastructure improvements.

We fully support the City's efforts to secure this Assessment Grant, and looks forward to assisting with revitalizing priority brownfields for the mutual benefit of the community.

Sincerely,

Bonnie Hildreth, Executive Director
Barry Community Foundation
231 South Broadway
Hastings, MI 49058
269.945.0526

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November 15, 2012



Mr. John Hart
Community Development Director
City of Hastings
201 E. State Street
Hastings, MI 49058

Re: Leveraged Resources from Barry County Economic Development Alliance
FY2013 U.S.EPA Brownfields Coalition Assessment Grant
City of Hastings, Michigan

Dear Mr. Hart:

The Barry County Economic Development Alliance (the Alliance) is providing this letter as documentation of our commitment to provide in-kind staff resources to support implementation of the City of Hastings' FY2013 U.S. EPA Brownfields Coalition Assessment Grant. The Alliance understands this funding will support the assessment and ultimate redevelopment of priority brownfield sites in the community, and that the City must leverage additional funds/resources to support the grant project.

The Alliance supports the local business community through education and retention programs, and promotes opportunities for businesses outside of the region to locate in the City. The Alliance also coordinates with governmental units, promotes inter-governmental collaboration, hosts community economic development forums, assists entrepreneurs in establishing businesses, and promotes training for local small business owners and employees.

The Alliance pledges up to 250 hours to support marketing of the Grant Project, identifying and securing project funding, and hosting community outreach functions. The value of these in-kind services is approximately \$12,500 (250 hours at an average hourly rate of \$50).

The Alliance fully supports the City, and looks forward to assisting with revitalizing priority brownfields for the mutual benefit of the community.

Sincerely,

A handwritten signature in black ink, appearing to read "Valerie Byrnes".

Valerie Byrnes, President
Barry County Economic Development Alliance
221 W. State Street
Hastings, MI 49058
269.945.2454

phone:
269.945.2454

fax:
269.945.3839

221 W. State Street
Hastings, MI 49058

miBARRY.com

IT'S IN OUR NATURE



RICK SNYDER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF NATURAL RESOURCES
LANSING



RODNEY A. STOKES
DIRECTOR

December 16, 2011

Mr. Tim Giirbach
Director of Public Services
City of Hastings
201 E. State Street
Hastings, MI 49058

Dear Mr. Giirbach:

SUBJECT: TF11-080, Tyden Park Riverwalk Trail Extension

The purpose of this letter is to inform you that your application noted above was among those recommended to receive a Michigan Natural Resources Trust Fund (MNRTF) development grant in the amount of \$244,900.

The MNRTF program provides funding assistance for local units of government and Department of Natural Resources (DNR) outdoor recreation needs, including land acquisition and development of outdoor recreation facilities. The recommendation to fund your project was made by the MNRTF Board of Trustees.

A total of 145 applications were evaluated under this program totaling \$67.4 million in requests, and on December 7, 2011, the MNRTF Board of Trustees recommended funding the following projects:

1. Seven state and 15 local land acquisition projects totaling \$23,610,800.
2. Four state and 73 local outdoor recreation development projects totaling \$16,054,400.

A number of additional steps need to be taken before the DNR can offer you a grant for your project, including: 1) the DNR must receive legislative approval and an appropriation of funds for these projects; and 2) you will need to enter into an agreement with the DNR.

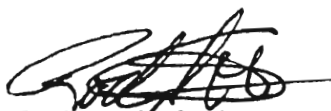
When funds become available to the DNR, Grants Management will contact you again with information on receiving your project agreement. You can begin your project as soon as this agreement is executed. **You may not make any commitments toward starting this project or begin incurring project costs except as outlined in the attached guidance until an agreement between the grantee and the DNR is executed.**

Mr. Tim Giirbach
Page 2
December 16, 2011

Refer to the enclosed guidance outlining the steps you should be taking at this time to help ensure timely project completion. Even if you have received a MNRTF grant in recent years, you should read this document carefully since it provides updated information on project procedures.

Congratulations on being recommended to receive a MNRTF acquisition grant. If you have any questions regarding your project or the MNRTF program, please contact Mr. Steven DeBrabander, Manager, Grants Management, at 517-373-9125. If you wish to contact Mr. DeBrabander in writing, his address is: Grants Management, Department of Natural Resources, P.O. Box 30425, Lansing, MI 48909-7925.

Sincerely,



Rodney A. Stokes
Director
517-373-2329

Enclosure

cc: Mr. Mark Hoffman, Chief Administrative Officer, DNR
Dr. Kelley D. Smith, Acting Natural Resources Deputy, DNR
Ms. Sharon Schafer, DNR
Mr. Joseph Frick, DNR
Mr. Steven DeBrabander, DNR

ATTACHMENT 5

Letters of Support from Community-Based Organizations



Barry Conservation District
1611 S. Hanover, Suite 105
Hastings, MI 49058
(269) 948-8056 ext. 3
www.barrycd.org

November 16, 2012

Mr. John Hart
Community Development Director
City of Hastings
201 E. State Street
Hastings, MI 49058

RE: Community Support from Barry Conservation District
FY2013 U.S. EPA Brownfields Coalition Assessment Grant
City of Hastings, Michigan

Dear Mr. Hart:

The Barry Conservation District (BCD) is pleased to continue our partnership with the City of Hastings and its Coalition partners to assist with implementation of a U.S. EPA Brownfields Coalition Assessment Grant. We understand the City and its Coalition partners need this funding to support redevelopment of priority brownfields in our community. As you know, the BCD is an active land steward, promoting the establishment of natural landscapes and enhancement activities by offering technical assistance and implementation supplies for grasslands and woodlands. The BCD assesses natural resources within the Coalition region, develops action plans to address natural resource issues, and implements resource protection through education, programs, projects and technical assistance provided to Coalition landowners.

The BCD's role in the Project will be to provide guidance during the redevelopment planning process. The BCD will provide design recommendations for building siting, reduction of impervious surfaces, and proper chemical storage to reduce impacted surface water run-off to surface water bodies. The BCD will also encourage preservation of rural lands through existing education programs linked to community outreach associated with the Assessment Grant.

The Barry Conservation District fully supports the City and its Coalition partners, and looks forward to assisting with revitalizing brownfields for the mutual benefit of our community.

Sincerely,

Joanne Barnard
Executive Director

November 15, 2012



Mr. John Hart
Community Development Director
City of Hastings
201 E. State Street
Hastings, MI 49058

Re: Community Support from Barry County Economic Development Alliance
FY2013 U.S.EPA Brownfields Coalition Assessment Grant
City of Hastings, Michigan

Dear Mr. Hart:

The Barry County Economic Development Alliance (the Alliance) is pleased to be a community partner with the City of Hastings, for the purpose of assisting with the implementation of a U.S. EPA Brownfields Coalition Assessment Grant to support assessment and redevelopment of priority brownfields within our community. As you know, the Alliance coordinates with governmental units, promotes inter-governmental collaboration, hosts community economic development forums, assists entrepreneurs in establishing businesses, and promotes training for local small business owners and employees.

The Alliance's role in the project will be to inform developers and the business community about brownfields targeted for redevelopment, their amenities, and incentives available for construction. Alliance staff will also attend conferences hosted by economic development organizations, such as the Michigan Economic Developers Association (MEDA), to promote brownfield redevelopment opportunities. The Alliance will assist businesses with securing local, qualified workers for employment associated with redevelopment activities (e.g., construction). The Alliance will also encourage the use of the local labor force to staff positions within new companies, and help those companies engage in sustainable business practices.

The Alliance fully supports the City of Hastings, and looks forward to assisting with implementation of the Assessment Grant for the economic benefit of the community.

Sincerely,

A handwritten signature in black ink, appearing to read "Valerie Byrnes".

Valerie Byrnes, President
Barry County Economic Development Alliance
221 W. State Street
Hastings, MI 49058
269.945.2454

phone:
269.945.2454

fax:
269.945.3839

221 W. State Street
Hastings, MI 49058

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Albion, MI 49224
269-629-5413

Battle Creek Service Center
135 Hamblin Avenue
Battle Creek, MI 49017
269-660-1412

Coldwater Service Center
210 Vista Drive
Coldwater, MI 49036
269-278-0200

November 16, 2012

Mr. John Hart
Community Development Director
City of Hastings
201 E. State Street
Hastings, MI 49058

RE: Community Support from Michigan Works!
FY2013 U.S. EPA Brownfields Coalition Assessment Grant
City of Hastings, Michigan

Dear Mr. Hart:

The Michigan Works! Agency – Barry Service Center is pleased to support the City of Hastings and its Coalition partners with securing a U.S. EPA Brownfields Coalition Assessment Grant.

We understand the City and its Coalition partners need this funding to support redevelopment of priority brownfields in our community. As you know, Michigan Works! is an active community partner preparing our workforce to fully participate in our local economy. This project will provide for economic development of our community and subsequent employment opportunities for our citizens.

Michigan Works! fully supports the City and its Coalition partners, and looks forward to assisting with revitalizing brownfields for the mutual benefit of our community.

Sincerely,

Valerie K. Eavey, Director
Michigan Works!
Barry Intermediate School District
535 W. Woodlawn Avenue
Hastings, MI 49058



Thornapple River Watershed Council

PO Box 382, Caledonia, MI 49316

www.thornappleriver.org

An organization dedicated to protecting and preserving the Thornapple River

November 16, 2012

Mr. John Hart
Community Development Director
City of Hastings
201 E. State Street
Hastings, MI 49058

Re: FY2013 U.S.EPA Brownfields Coalition Assessment Grant
City of Hastings, Michigan

Dear Mr. Hart:

The Thornapple River Watershed Council is pleased to be a community partner with the City of Hastings, for the purpose of assisting with the implementation of a U.S. EPA Brownfields Coalition Assessment Grant to support redevelopment of priority brownfields. The City and its Coalition partners need this grant to fund environmental assessment activities at brownfield sites that will be acquired for further construction of the Riverwalk Trail and the Paul Henry Thornapple Trail, which further connect the Coalition communities.

The Riverwalk trail and Paul Henry Thornapple Trail will provide trail users with access to downtown areas within the Coalition communities (e.g. Hastings, Middleville, Freeport). The project is a great addition to the area as well as our water trail, the Thornapple River.

Sincerely,

Sincerely,

Erv Gambee

Erv Gambee
President
Thornapple River Watershed Council



WEST MICHIGAN
TRAILS & GREENWAYS

November 16, 2012

Mr. John Hart
Community Development Director
City of Hastings
201 E. State Street
Hastings, MI 49058

Re: Community Support from West Michigan Trails & Greenways Coalition
FY2013 U.S.EPA Brownfields Coalition Assessment Grant
City of Hastings, Michigan

Dear Mr. Hart:

West Michigan Trails & Greenways Coalition (WMTGC) is pleased to be a community partner with the City of Hastings, for the purpose of assisting with the implementation of a U.S. EPA Brownfields Coalition Assessment Grant to support redevelopment of priority brownfields. It is our understanding that the City and its coalition partners need this grant to fund environmental assessment activities at brownfield sites that will be acquired for further construction of the Riverwalk Trail and the Paul Henry Thornapple Trail.

WMTGC's work includes trail construction, fundraising, trail beautification, and habitat and wildlife preservation. We recognize that the Riverwalk Trail and Paul Henry Thornapple Trail will provide trail users with access to downtown areas within the Coalition communities (e.g. Hastings, Middleville, Freeport).

WMTGC sees the value of your project and supports the efforts of the City of Hastings and its Coalition partners in their efforts to improve recreational opportunities for their residents.

Sincerely,

Sharon R. Nunnelee, Executive Director
West Michigan Trails & Greenways Coalition
P.O. Box 325 ~ Comstock Park, MI 49321
616.485.7805